



A4175719

7304 TORI WAY LAKEWOOD RANCH, 34202

County: Manatee
Subdiv: RIVER CLUB
Beds: 4
Baths: 3/0
Pool: Private
Style: Single Family Residence
Const Stat:
Acreage: 1/4 Acre to 21779 Sq. Ft.
Gar/Car: Garage Door Opener
Location: Cul-de-sac, Sidewalks, Street Paved

Status: Sold
List Price: \$615,000
Year Built: 2003
Spcl Sale: None
ADOM: 9
CDOM: 9
Proj Comp Date:
Pets: Yes
Sqft Heated: 3,361.00
Total SF: 4,337.00
LP/SqFt: \$182.98

Welcome to the Sanctuary at River Club, one of Lakewood Ranch's most established and preferred neighborhoods. This beautiful and private four-bedroom home is ideally located near the end of a quiet cul-de-sac. It is the perfect haven of space and style, with over 3,300 square feet of living area for all of the family to enjoy. A fresh modern color palette enhances the great room floor plan, which includes a second secondary office with a built-in desk and storage, and a gracious kitchen with new granite countertops. You will find beautiful design elements throughout, including wood flooring in all bedrooms, plantation shutters, custom moldings and premium window treatments by Hunter Douglas. The master suite is a private sanctuary with custom built-in closets and new granite countertops in the spacious bathroom. Enjoy indoor/outdoor living with sliding doors opening up to your own outdoor oasis. A preserve backdrop frames the travertine lanai, where a StoneScapes gas-heated pool is the centerpiece, and a covered area with a beautiful wood ceiling and sun awning provides ample shade. With a heated outdoor shower and a granite-topped bar, no features have been spared. The three-car side-entry garage simply completes the picture. River Club is one of Lakewood Ranch's most treasured communities (with no CDD fees!), and features an 18-hole golf course all just moments from Lakewood Ranch Main Street. Also nearby is The Mall at UTC, downtown Sarasota and of course, stunning Florida beaches.

Land, Site, and Tax Information

SE/TP/RG: 30/35/19	Zoning: PDR/WPE/	Section #:	Floor #:
Subd #:	Fut Lnd Use:	Block/Prcl:	CDD: No
Tax ID: 587654659	Zon Comp:	Front Exp:	Annl CDD Fee:
Taxes: \$4,995	Tax Yr: 2016	Lot #: 3	Land Lse Fee:
Auction:	Auc Time:	Other Exmpt:	Mill Rate:
Homestead: Yes	Complex/Comm Name: RIVER CLUB	Add Parcel: No	Book/Page: 36-191
Alt Key/Folio:		Ownership: Fee Simple	
Lot Dim:	Lot Size Acres: 0.29	Lot Size SF: 12,592	Flood Zn: X500
Water Front:		Waterfront Ft: 0	
Legal Desc: LOT 3 RIVER CLUB SOUTH SUBPHASE V-B2 PI#5876.5465/9			

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric, Natural Gas
Fireplace: Yes/Family Room, Gas
Utilities Data: Cable Connected, Electricity Connected, Gas, Sprinkler Meter, Street Lights
Interior Feat: Built in Features, Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, High Ceiling(s), In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)
Additional Rms: Den/Library/Office, Formal Dining Room Separate, Foyer, Great Room, Inside Utility

Floor Covering: Ceramic Tile, Reclaimed Wood
Security Sys: Security System Owned
SqFt Source: Owner Provided

Room	Dimension	Room	Dimension	Room	Dimension	Room	Dimension
Bedroom 2	14x12	Bedroom 3	17x14	Bedroom 4	19x16	Dining Room	13x16
Kitchen	16x12	Living Room	20x18	Master Bathroom		Master Bedroom	23x15
Office	11x10						

Exterior Information

Ext Const: Stucco
Roof: Tile
Pool: Heated, Salt Water, Screen Enclosure
Exterior Features: French Doors, Sliding Doors, Irrigation System, Outdoor Shower, Rain Gutters, Sprinkler Metered

Description:
Garage Dim:
Pool Dim:

Community Information

HOA/Comm Assn: Required	Condo Fee:	Pet Size:	# of Pets:
Other Fee:	Pmt Sched: Annually	Mo Maint \$:	Hs for Older Per: False
HOA Fee: 1,045.00	FCHR Web:	Max Pet Wt:	Pet Rest: leash laws apply

Community Features: Deed Restrictions, Golf Community, Tennis Courts
Elementary: Braden River Elementary **Middle:** Braden River Middle **High:** Lakewood Ranch High

Realtor Info



For more information on this or any other properties please contact:

Tara Bolesta
PALM OASIS REALTY AND MGMT INC
Agent: 941-232-8587
Office: 941-750-6464
Tara@PalmOasisRealty.com



Directions: University Parkway East from I75, left onto Lakewood Ranch Blvd, left onto River Club Blvd, left onto Cherry Hills Ave Cir onto Fountain Grass Lane into Sanctuary, right at yield sign onto O Hyde Park Pl, right onto Tori Way & house is on left.